

project 1911 LLC
MUP package

6 December, 2006

1911 E Pine Street

mup presentation 1911 e pine st

u r b a n s i g h t

www.urbansight.net

urbansight is the fruitful collision of passions and talents of gProjects, the builder, and b9 architects, the project architect.



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contemporary homes with a conscience

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① View looking southeast at 19th Avenue and E Pine St at the site.

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

EXISTING SITE

Uses

The site, located at the corner of E Pine Street and 19th Avenue, consists of three individual lots, 1911 E Pine Street, 1530 19th Avenue and 1526 19th Avenue. The individual lots each contain a single-family structure, some with multiple dwelling units.

Topography

The site drops to the east and south from the corner of E Pine Street and 19th Avenue. The drop along E Pine Street is approximately 10 feet from east to west, whereas 19th Avenue is relatively flat from north to south. E Pine Street continues uphill to 18th Avenue and further downhill to 20th Avenue. The site has territorial and mountain views to the northeast, east and southeast from the site.

Access

The site is bounded by E Pine Street to the north and 19th Avenue to the east. E Pine Street is a residential street, with a pattern of traffic circles heading east and west from 19th Avenue. 19th Avenue is a collector arterial, connecting E Union Street, two blocks to the south, across E Madison Street to north Capitol Hill.



④ Looking northeast on 19th Avenue at third floor level



③ Looking northeast on 19th Avenue at second floor level



② Looking east on 19th Avenue at street level



⑤ Looking directly east on 19th Avenue at third floor level, territorial and mountain views



⑥ Looking west on E Pine Street (property behind tree at center of picture)



Site analysis summary:

E Pine topography

- Slopes downhill to east, creating opportunities to separate the interior of the site from the traffic on 19th Avenue

19th avenue topography

- Relatively flat, right-of-way is cut into sloping hillside on west side of 19th Ave

19th avenue traffic

- Collector arterial - starting at E Union Street to the south

Solar access

- The 19th Avenue, south, and east sides of the site have good solar orientation. The north side has excellent ambient lighting.

Building mass

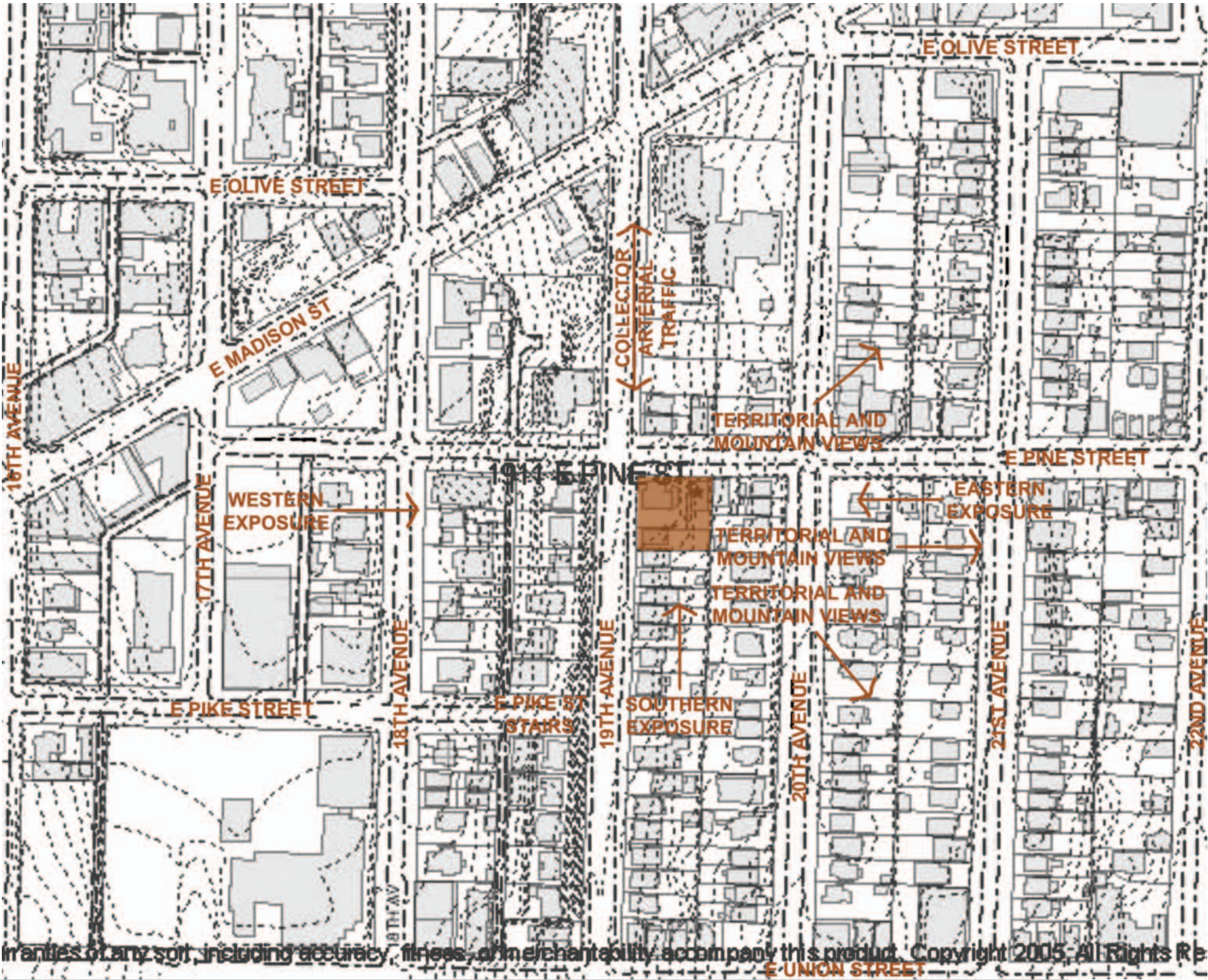
- Desire to address both 19th Avenue and E Pine Street

Views

- Excellent mountain and territorial views to the east, southeast and northeast

Parking access

- Utilize existing 10-foot curb cut on 19th Avenue with proposed new 10-foot curb cut at E Pine Street



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① E Pike St stairs on 19th Avenue



② Typical neighboring development



③ Looking north on 19th Ave from E Union St



④ Looking southeast on E Union St from 19th Ave



⑤ Looking north on 19th Ave



⑥ Looking at urbansight 19th



⑦ Detail at urbansight 19th



- ① panoramic view along e pine street, looking north
- ② panoramic view along e pine street, looking south
- ③ panoramic view along 19th avenue, looking east
- ④ panoramic view along 19th avenue, looking west



3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Neighborhood Context and Adjacent Zoning

Land Use

There is no dominant land use in the surrounding area, as the site borders three different land use zones; Neighborhood Commercial 2-40, Lowrise 3 and Single-Family 5000. There are several new developments in the Multi-family and Commercial zones adjacent to the site that coexist with the adjacent single family housing stock.

Architecture

The architecture varies dramatically in this neighborhood. It ranges from a large mixed-use apartment building to the northwest to small single-family homes on 19th Avenue and E Pine Street. Included in this context is our project at 1521 19th Avenue, which is a pedestrian oriented development, that respects the scale of the neighboring structures and offers something new to the neighborhood. From south to north along 19th Avenue, there is rhythm of both large and small single family and duplex homes. This rhythm continues east on E Pine Street, but the architecture becomes more varied north from E Pine on 19th Avenue and west from 19th on E Pine Street. The uses become more institutional as 19th approaches E Madison Street to the north.

Topography and Views

The slope of E Pine Street creates great opportunities for territorial and mountain views to the east within the site.



context - neighborhood



① commercial development on 19th avenue north of E Pine St



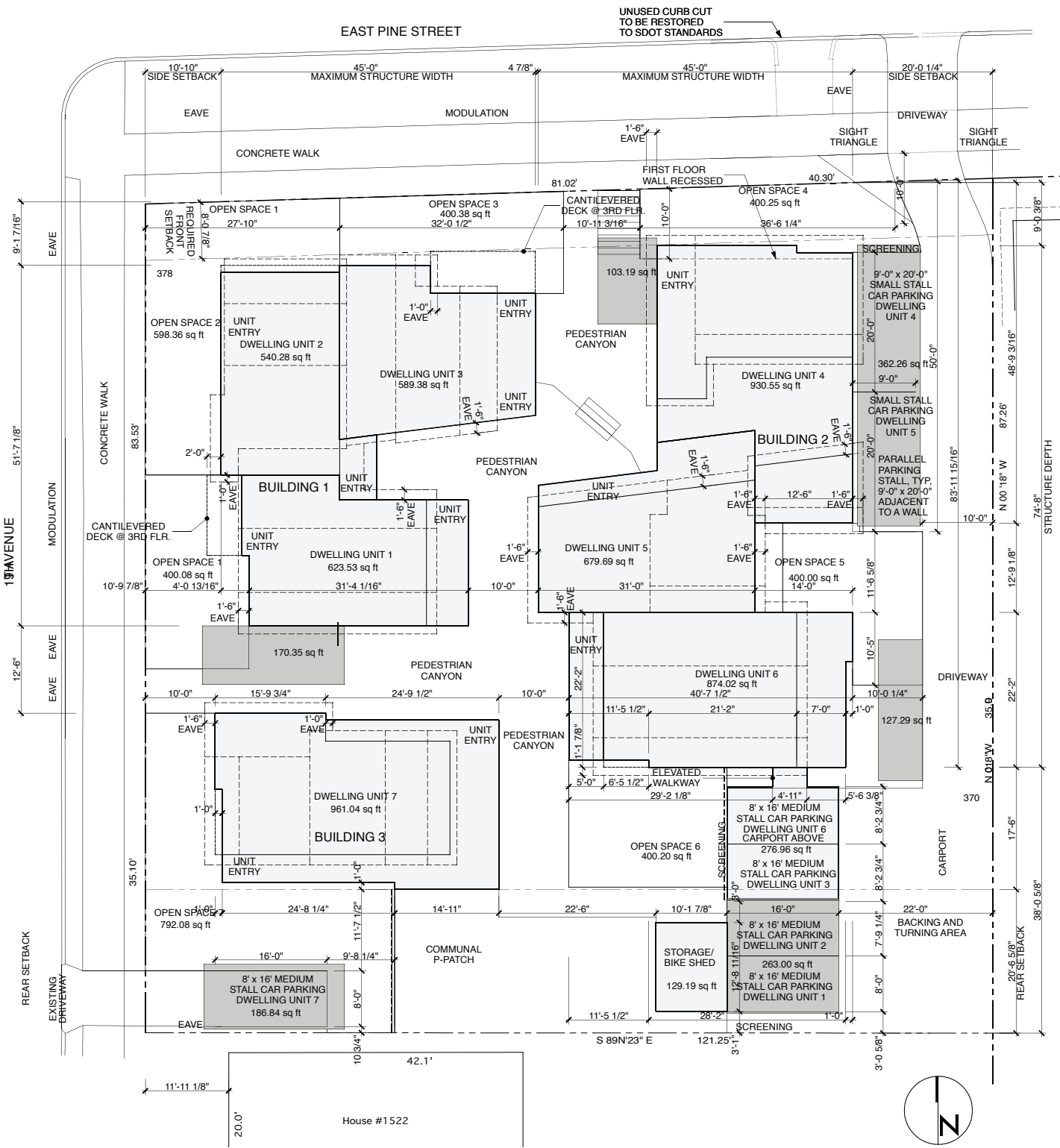
② houses on 19th avenue, between E Pike St and E Union St

③ detail of urbansight 19th across the street



④ houses on 19th avenue, between E Pike St and E Union St

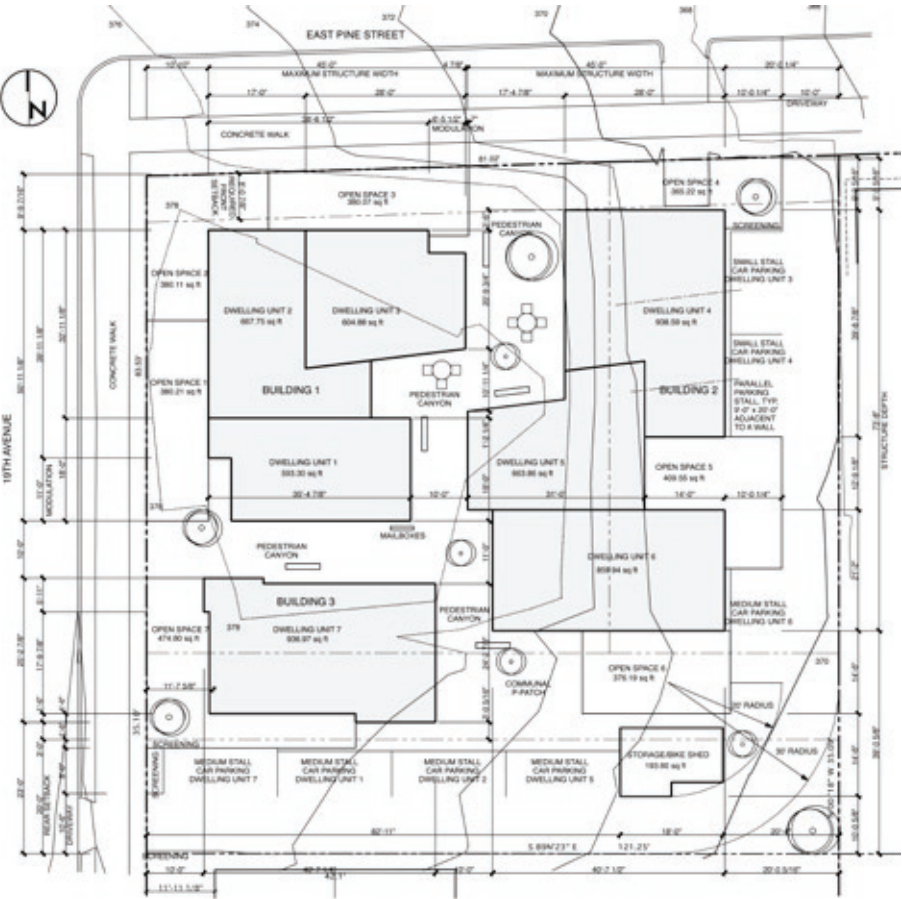




Master Use Parking and Access Plan

After learning of Karen Portzer's noise and safety concerns at the EDG hearing in June of 2006, Bradley Khouri of b9 architects, Graham Black, the developer, Ms. Portzer and Joseph Brogan, her attorney, met on two occasions in the latter part of the summer. These meetings formed the basis of an understanding between all the parties. One part of this understanding was the developer's agreement to modify the parking and access plan. Instead of the one-way driveway along the property's south and east property lines as originally proposed, the development team proposed a two-way, 10-foot-wide driveway only on the east line, serving 4 parking spots located in the southeast corner of the property, and two spots parallel to the driveway. The seventh spot will use the existing parking spot for 1526 19th Avenue, which is between the red house and Ms. Portzer's house. We submitted this new plan as part of our MUP application.

Although there are aspects of the original parking and access plan that the development team prefers, this new plan has many benefits including covered parking for all the homes, which will reduce car noise; most of the parking is not visible from 19th or E. Pine; the pea-patch is larger and less exposed to the cars; and the carport in the southeast corner provides the southeast home with a lovely, large deck off its living room.



Early Design Guidance Plan

1. Please describe the proposal in detail, including types of uses, size of structure(s), location of structure(s), amount, location and access to parking, special design treatment of any particular physical site feature, etc.

Our objective is to combine three lots in the LDT zone and design a thoughtful development containing 7 homes, which will share a pedestrian canyon that physically, emotionally, and architecturally links all the homes.

The housing shall range in size from 1600 sf to 2500 sf in three structures. The largest home stands alone, while the other homes are divided into two triplexes. This mix of size and layout is critical to the project's success as it should attract families of different sizes and create a range of prices, which will contribute to a diverse, dynamic neighborhood.

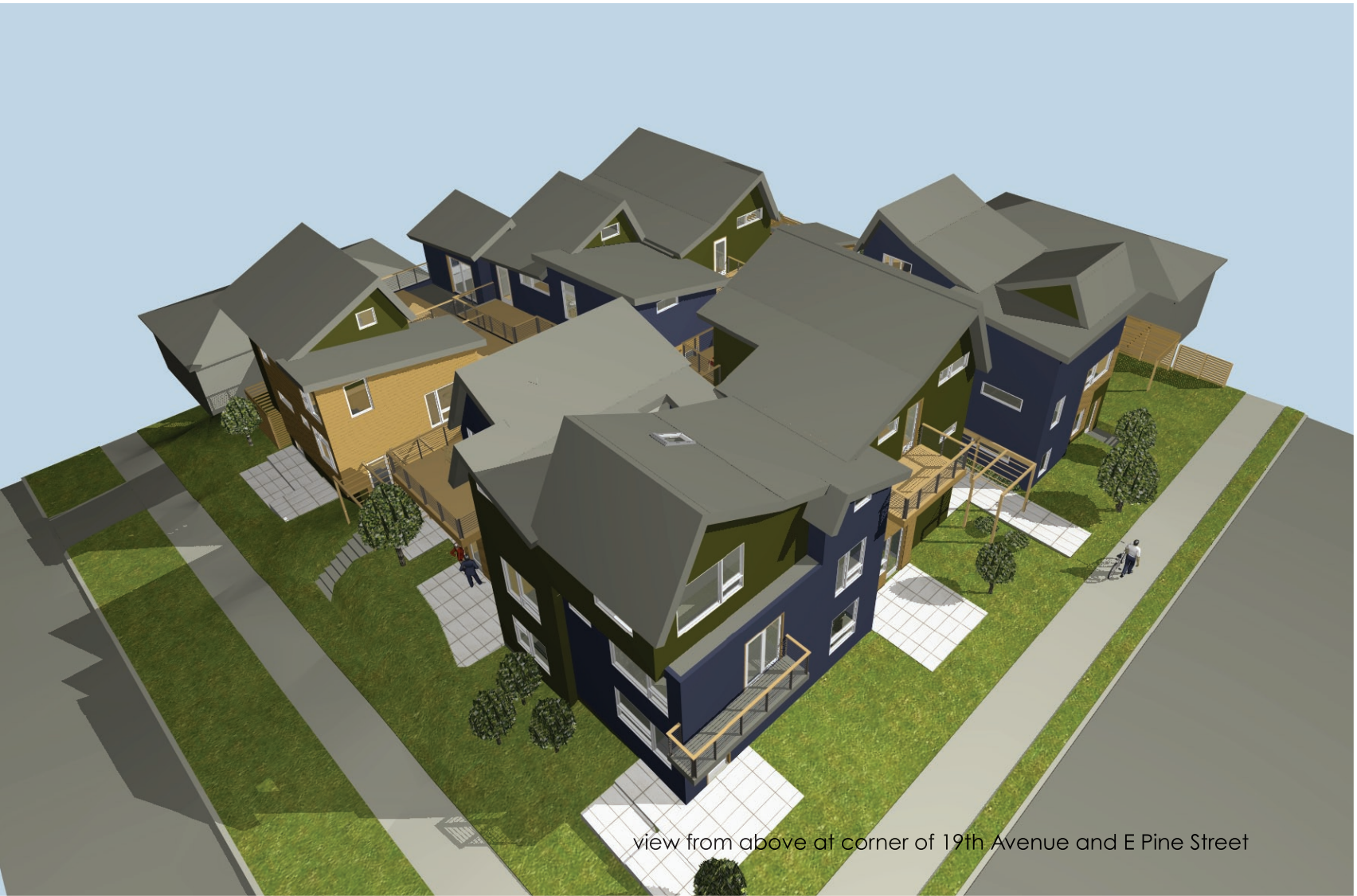
The preferred design will allow opportunities for homebuyers to express their individuality through the architecture of their home. Environmental consciousness will be expressed through material choice, building practices, and site planning. Fenestration and use of double-height spaces will be designed to allow for maximum natural light inside the units. Thoughtful architecture, green building practices, and green finish materials will demonstrate that these homes are informed by the times.

The Canyon is a vital part of this proposal. It is a place for people to walk, hang out, and visit with a neighbor; a place to be community. The canyon ranges from 10 to nearly 18 feet wide, and is oriented north south, with a spur to the west. This orientation permits people to walk in from either 19th Avenue or E. Pine Street, out to the parking, or to the Pea Patch. There will be two areas on the canyon for a table and chairs, a bench, and a barbeque. These meeting points will be planted with Japanese Snowbell trees, which have nice horizontal branch growth, allowing for activities underneath the canopy. The canyon's orientation allows for southern light and air to reach all of the homes and penetrate the site.

The three different parking areas all share being deemphasized by their location at the property edges. Parking for House 7, the detached home, is off 19th Avenue, utilizing the existing parking spot and existing curb cut. Parking for Houses 1, 2, 3 (building 1) and House 6 (south house in building 2) is in the south east corner of the lot, with a driveway along the east property boundary providing access from E. Pine Street. Parking for Houses 4 and 5 is parallel to the access driveway. All parking will be covered under either a trellis, carport, or carport with a roof-top deck.

Owners' will have an opportunity for meaningful social interaction through common outdoor spaces, including the pedestrian canyon, the Pea Patch, and the solar powered bike storage and tool shed. Balancing the shared spaces, private useable open space is located around the site, and will be extensively landscaped so that one can have an outdoor retreat away from the more public spaces.

The project will respond to the topography by allocating massing so all homes have territorial and mountain views. The massing allows roof decks with views back into the canyon and to the Cascade Mountains to the east for all homes.



canyon design

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3. Please describe how the proposed design responds to the early design guidance by the Design Review Board:

The Design Review Board's guidance has significantly strengthened this project in many key was. Perhaps most importantly, we reduced the scale of the massing onto 19th Avenue and E Pine Street by creating greater modulation along both of those facades. The modulation, further, designates individual units while reducing the scale of the two and three-story walls. Decks, floor recesses and overhangs further break down the scale of the walls. Decks project beyond the exterior building walls to emphasize the modulation and variation. The current massing along 19th Avenue and E. Pine reinforces the rhythm of the residentially zoned portion of 19th to the South, and anticipates the more dense zones North and Northwest of the project location.

The formal entries for each home are still found off the pedestrian canyon, however, additional doors for each unit have been added. These new doors are, wherever possible, visible from 19th Ave and E Pine Street. The additional doors will sponsor activity and safety in the space between the buildings and the sidewalk, as we believe that many homeowners will use the street parking adjacent to their home and enter through this door.

Cedar fences, made of horizontal 1 x 2 members with 3/8 inch gaps, separate the individual open spaces from the right-of-way. These fences will be 3 feet in the area near the added door, to promote being able to see and talk with people walking on the sidewalk. The six foot fences will create privacy for those areas that serve as a private, outdoor retreat area for the homeowner, and will typically be between patio areas of adjoining units, and only selectively run parallel to the sidewalk.

As requested, we increased the separation between houses 1 and 7. Initially, the canyon's west spur out to 19th was 10 feet wide (the distance between houses 1 and 7). Currently, the distance between those homes is 12 _ feet for the first two floors, and 15 _ feet for more than half of the third floor, where a roof deck starts. This stepping back mimics the lower structure height found in the north south portion of the canyon.

The eclectic massing rhythm along 19th Avenue is built upon and improved with this project. The presence of doors, low fences, and landscaping on 19th Avenue and E. Pine, plus those façade's modulation and fenestration, further results in a design that embraces and engages the adjoining streets and sidewalks.

The building exterior has been designed. As illustrated on the elevations, the individual homes are composed of a series of three-dimensional interlocking shapes clad in stained cedar and different colored cement fiber boards (James Hardie Panel or Hardie Panel). Both the cedar and Hardie Panel will be attached over a rain screen system with gaps between boards and panels.

As shown on the plans, there are two areas on the canyon big enough for a table and chairs, benches, and barbeques. These outdoor "rooms" will be planted with Japanese Snowbell trees, which have nice horizontal branch growth, allowing for dining underneath the canopy. The mailboxes will be placed where the canyon's west spur meets the main spur. The south spur of the canyon ends at the resident's pea patch garden. Edible strawberry will be the predominate ground cover in the canyon adjacent to building walls. The canyon's orientation allows for southern light and air to reach all of the homes and penetrate the site. These quality design elements should foster interaction and use.

The homes have been designed with three different kinds of outdoor lighting: a front door light, signifying entry; a more discreet tread or patio light at the secondary doors; and additional lights strategically placed throughout the canyon. In order to provide sufficient light for security in the pedestrian canyon, these lights will automatically come on at dark, and become brighter when motion is detected. The lighting is strategically placed to avoid light spilling onto adjacent properties. It is our hope that the canyon lights can be run off solar powered batteries in the common shed; if not, we are exploring a "house" meter to run those important lights.

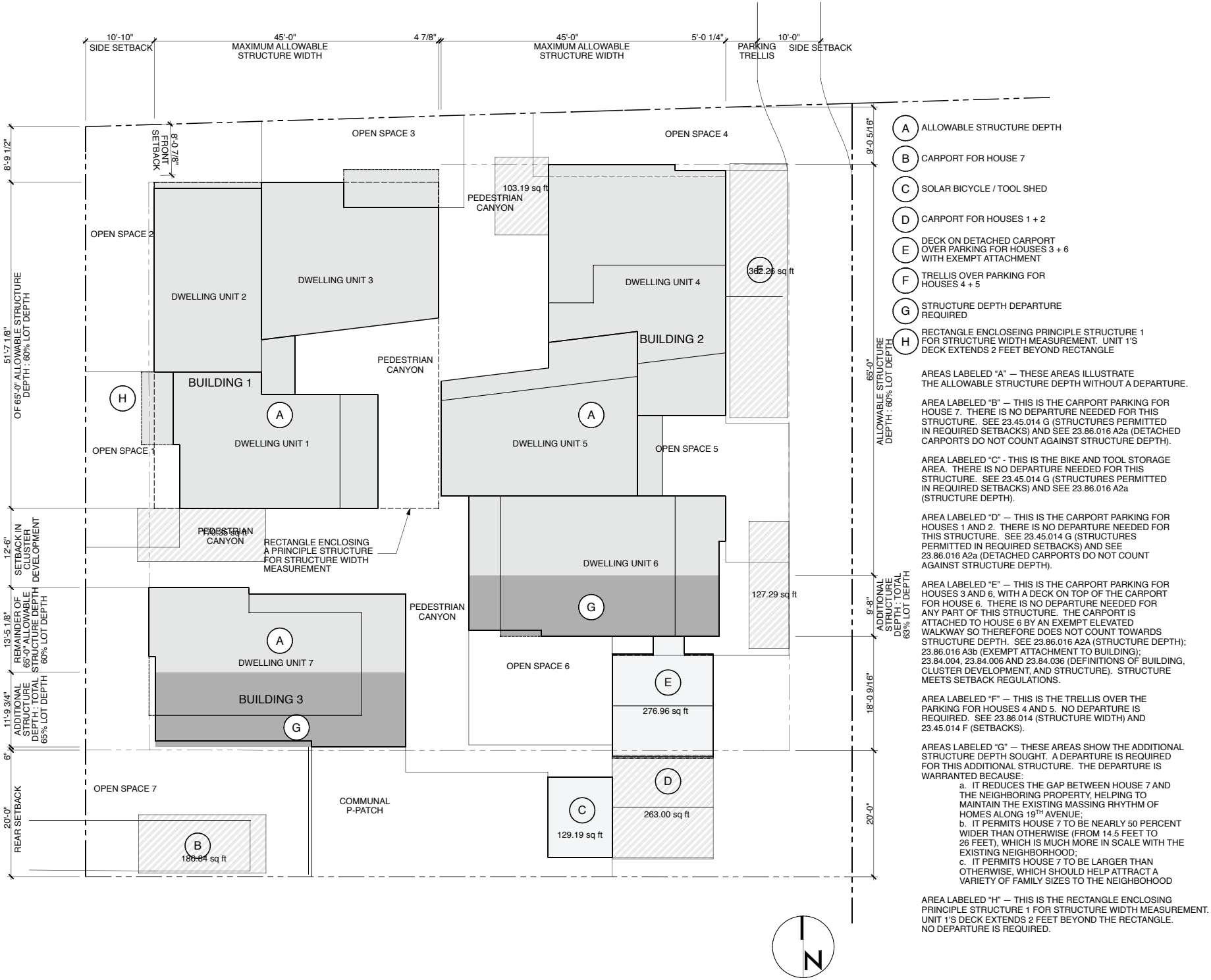
Parking access is located at the edges of the sight, furthest from the corner to ensure safety and maintain the necessary sight triangles for improved visibility when exiting from the driveway. Nearly all of the parking is located along the eastern edge of the site and is screened from the street by the bicycle/tool shed, the p-patch garden and carefully placed landscape features, such as fences, trees and shrubs.



Development Standard	Requirement	Proposed	Comment/Rational BY Architect	Board Recommendation
Lot Coverage 23.45.010.A	Maximum lot coverage for townhouses in Lowrise Duplex/Triplex to be 45%, for all other structures to be 35%. allowable 43.6%	46.6%	The departure is warranted because: 1. The additional area in excess of the allowable under the code provides covered parking and acts as a sound buffer to our neighbor. 2. It also creates a trellis for green vines to grow at the canyon entries off of 19th Avenue and E Pine St, as well as covers the trash/recycling area.	
2. Structure depth. 23.45.011.A	Maximum building depth 60% of depth of lot, but not to exceed 65 feet.	76.8 feet or 65% of lot depth	The departure is warranted because: 1. It reduces the gap between house 7 and the neighboring property, helping to maintain the existing massing rhythm of homes along 19th Avenue. 2. It permits house 7 to be nearly 50% wider than otherwise (from 14.5 feet to 26 feet), which is much more in scale with the existing neighborhood. 3. It permits house 7 to be larger than otherwise, which should help attract a variety of family sizes to the neighborhood.	

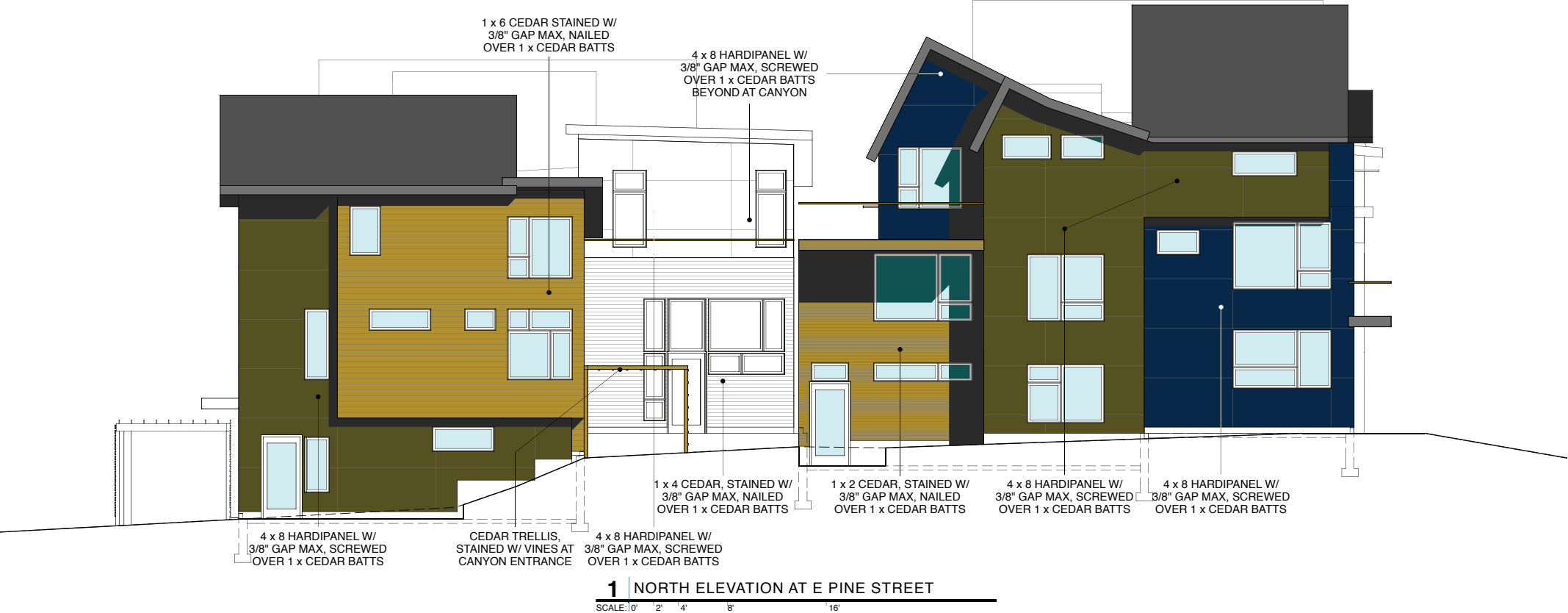
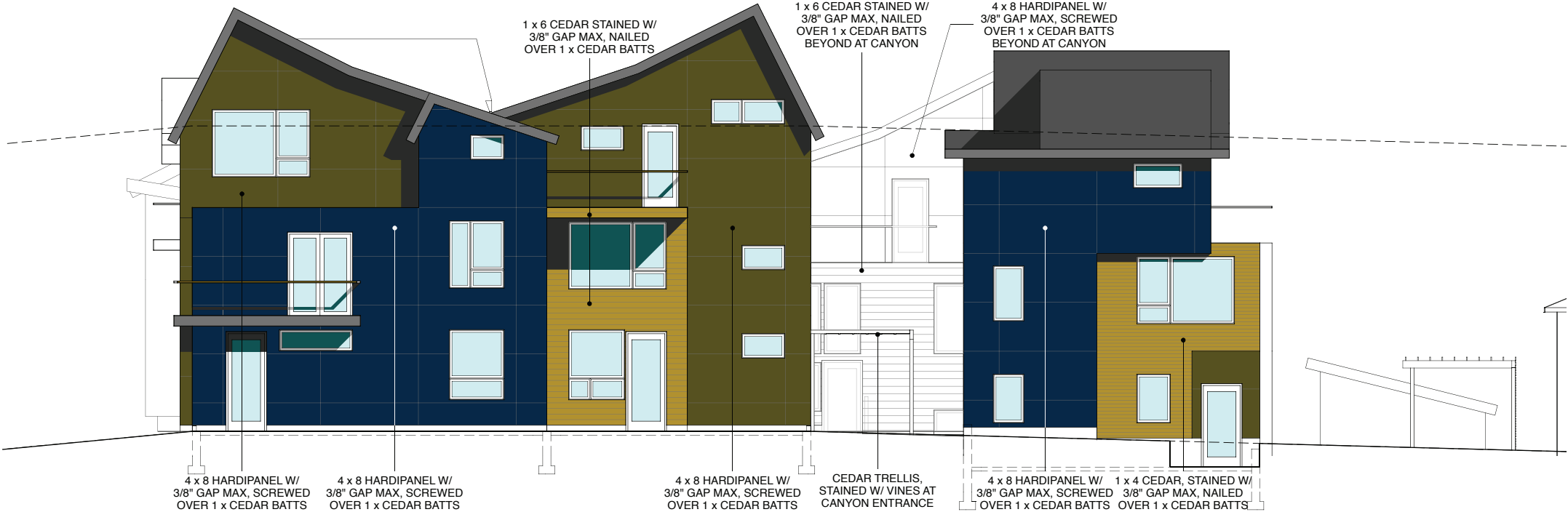
ARBOR ENTRY/PARKING

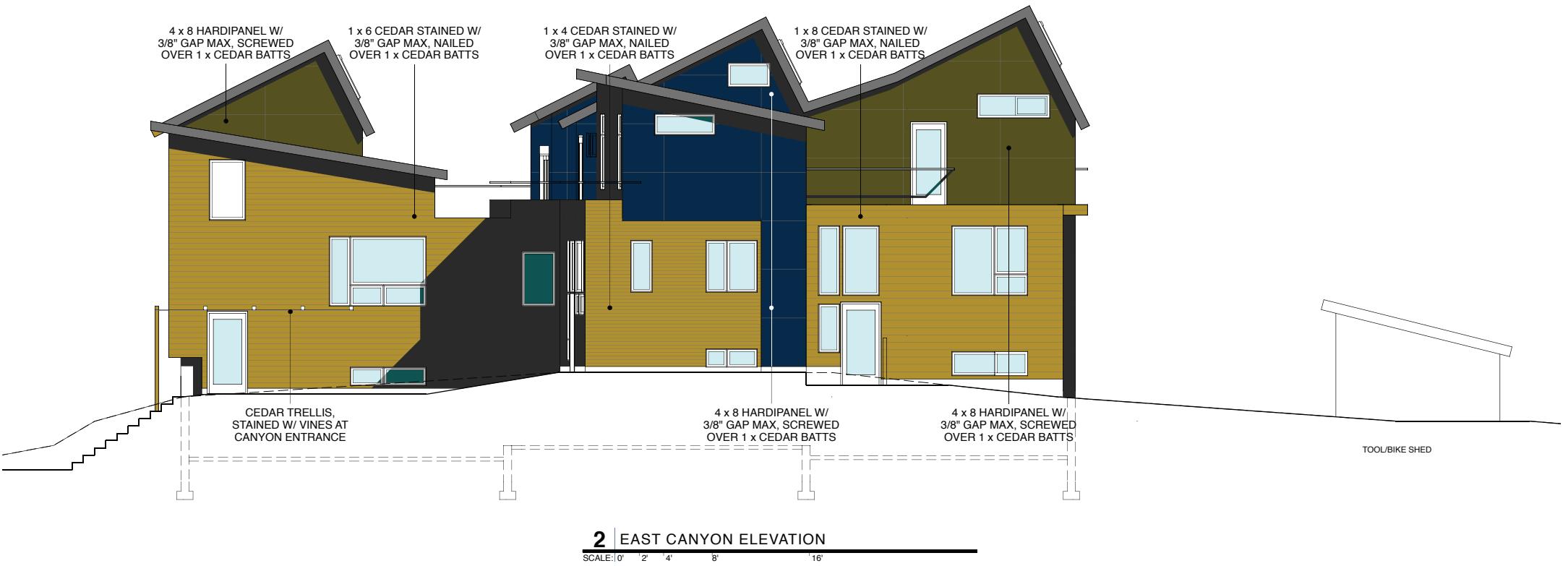
LOT COVERAGE:
EXISTING: 1100 + 1318 + 920 = 3338 SF TO BE REMOVED
PROPOSED:
6 TOWNHOMES
1 SINGLE FAMILY
CALCULATIONS:
6 TOWNHOMES / 7 UNITS x .45 = .3857
1 SINGLE FAMILY / 7 UNITS x .35 = .0499
.3857 + .0499 = .4356
43.6 ALLOWABLE LOT COVERAGE
BUILDING 1: 624 SF + 540 SF + 589 SF = 1753 SF
BUILDING 2: 931 SF + 680 SF + 874 SF = 2485 SF
BUILDING 3: 961 SF
CARPORT: 270 SF
SHED: 129 SF
ARBOR ENTRY/PARKING 1213 SF
TOTAL: 6811 SF / 14,601 SF = 46.6%

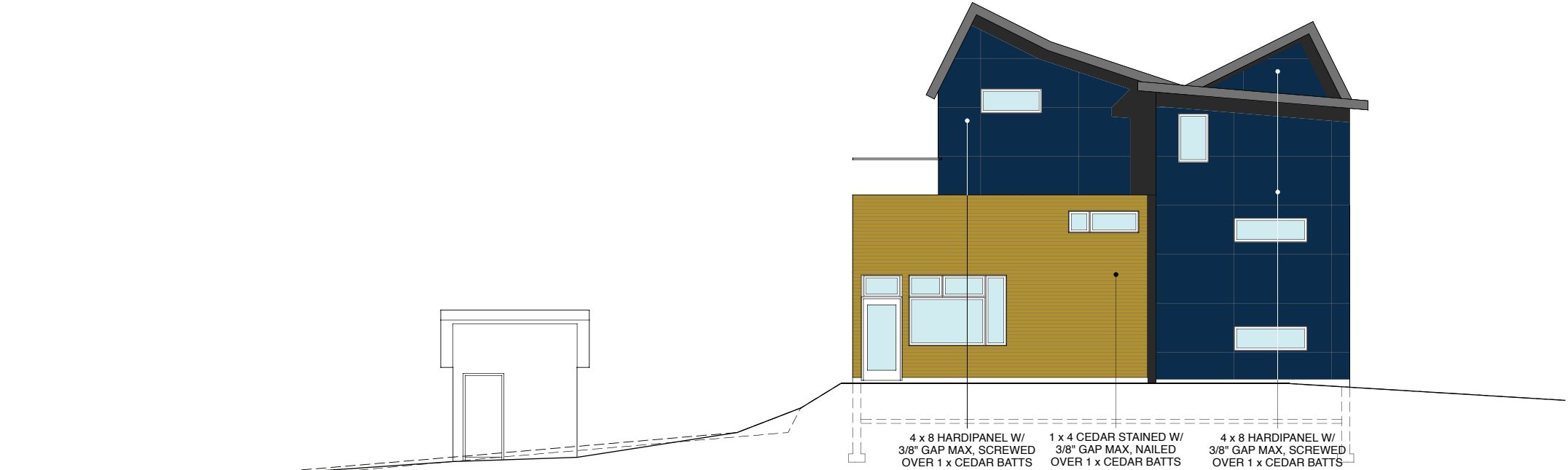


1 CODE COMPLIANCE PLAN

SCALE: 0' 4' 8' 16' 32'

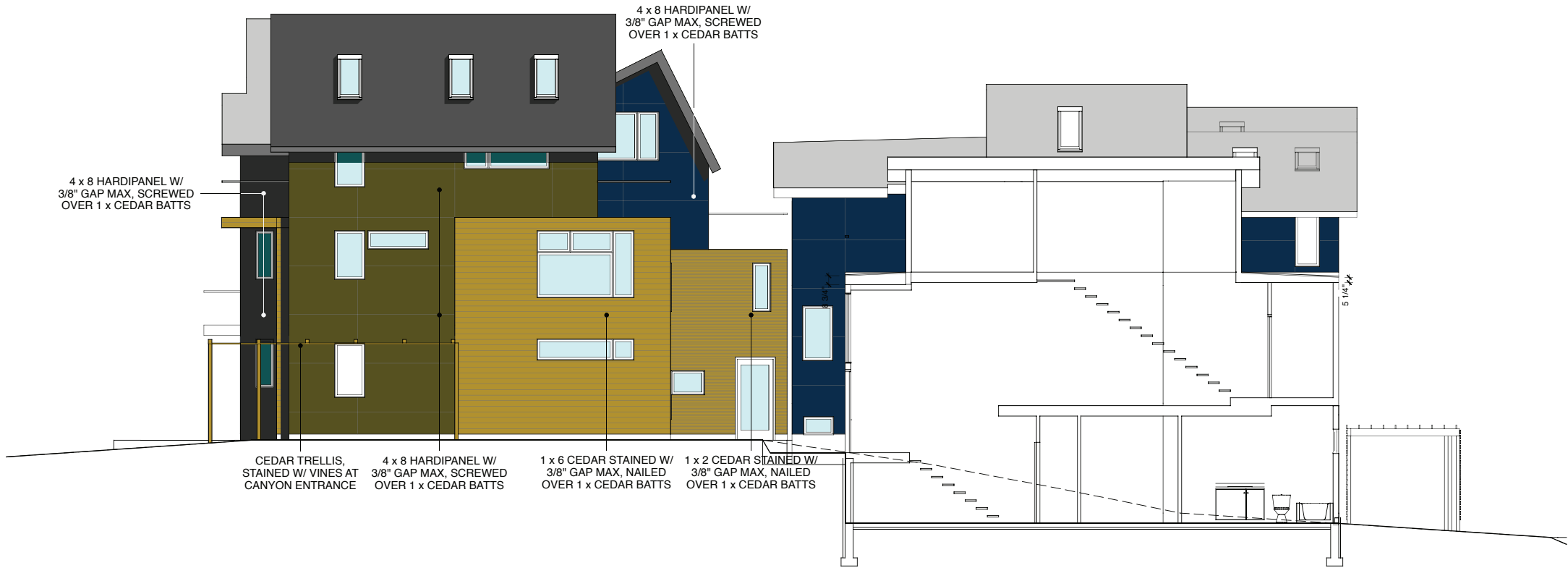






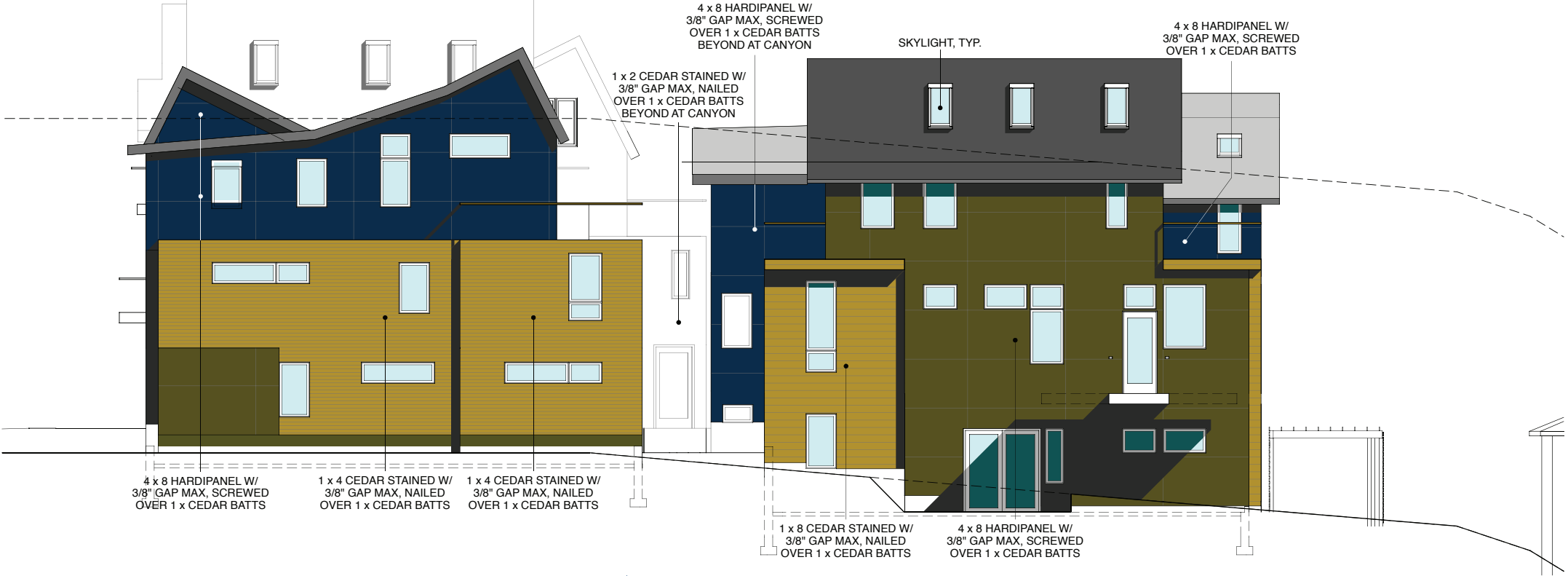
2 | SOUTH CANYON ELEVATION

SCALE: 0' 2' 4' 8' 16'

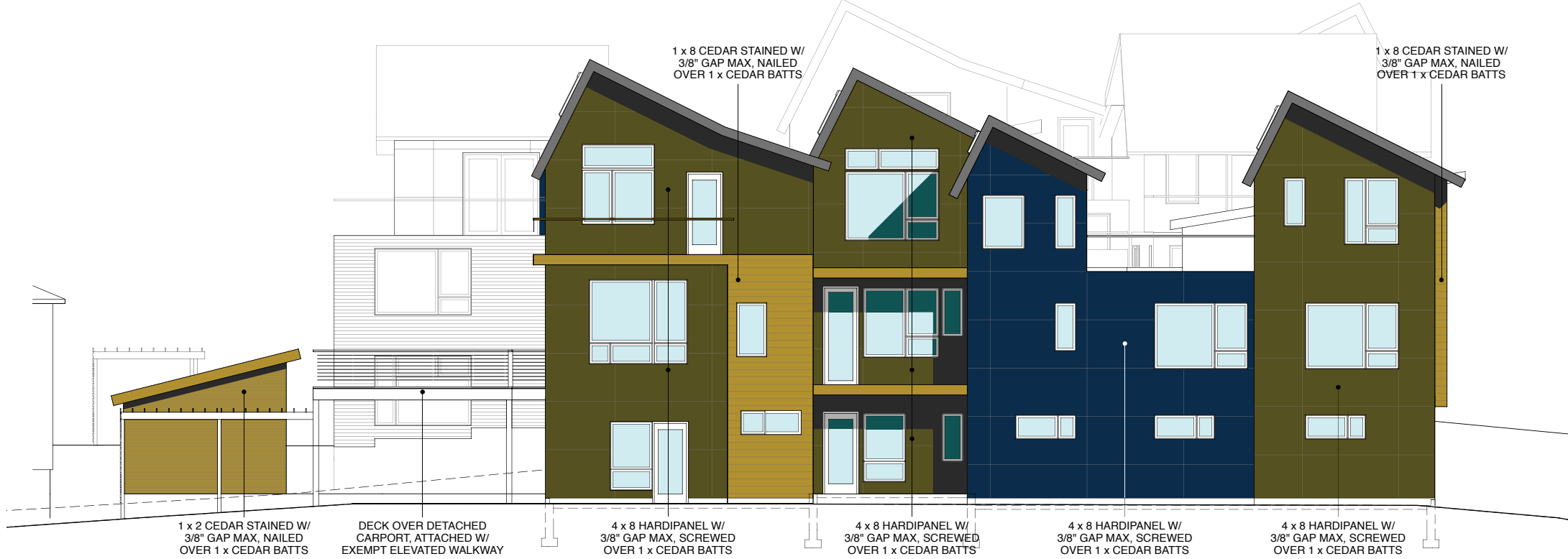


1 | NORTH CANYON ELEVATION

SCALE: 0' 2' 4' 8' 16'



2 | SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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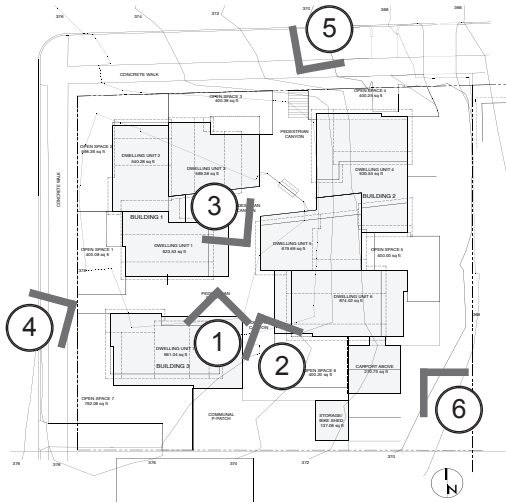
1 view from single family house deck



2 view from south end of pedestrian canyon



3 view from house 3 entry



6 view from southeast corner and parking



4 view from canyon entry on 19th Avenue



5 view from canyon entry on E Pine Street

project views

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